

LAND USE APPLICATION



LAND DIVISION PERMIT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE		Date:		File:		Fee: \$	
PERMIT TYPE							
Administrative Decision		<input type="checkbox"/> Binding Site Plan (≤ 9 lots) <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Short Plat Preliminary (≤ 9 lots) <input type="checkbox"/> Short Plat Final (≤ 9 lots) <input type="checkbox"/> Unit Lot Preliminary (≤ 9 lots) <input type="checkbox"/> Unit Lot Final (≤ 9 lots)		Required Submittals (Check All That Apply)		<input type="checkbox"/> Land Division Submittal Requirements Checklist <input type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input checked="" type="checkbox"/> Design Review – Board	
Hearing Examiner or Council Decision		<input type="checkbox"/> Binding Site Plat (≥ 10 lots) <input type="checkbox"/> Major Plat Preliminary (≥ 10 lots) <input type="checkbox"/> Major Plat Final (≥ 10 lots) <input type="checkbox"/> Unit Lot Preliminary (≥ 10 lots) <input checked="" type="checkbox"/> Unit Lot Final (≥ 10 lots)					
SITE INFORMATION							
Site Address <small>(Use block # if no bldg. #)</small>		XXX Highland Dr		Tax Parcel ID Number(s)		31051100407600	
Property Acreage		0.97 ac & 42,467 sf		Zoning Classification		Residential High Capacity	
Property Square Feet				Use Classification No.			
Water Supply		Current City	Proposed City	Sewer Supply		Current City	Proposed City
Existing Use of Property		Vacant					
On-Site Critical Areas?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Critical Area Type <small>(e.g. wetland, steep slope, etc.)</small>		N/A	
Has Site Been Logged in Past 6 years?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will Site Be Logged as Part of This Project?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		OWNER		APPLICANT		CONTACT	
Name		Tic Toc, LLC - Greg Stewart		Tic Toc, LLC - Greg Stewart		Land Pro Group, Inc., Ryan C. Larsen	
Full Address		3226 256th St NW Stanwood WA 98292		3226 256th St NE Stanwood, WA 98292		10515 20th St SE, STE 202 Lake Stevens, WA 98258	
Phone Number						(360) 631-1820	
E-mail		gcstew@outlook.com				rlarsen@landprogrp.com	
Relationship of Applicant to Property (check one)		<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Contract Purchaser		<input type="checkbox"/> Lessee	
						<input type="checkbox"/> Other: _____	
		PROJECT ARCHITECT		PROJECT ENGINEER		PROJECT SURVEYOR	
Name		TBD		LDC, Inc. - Tom Abbott		Pacific Coast Surveys, Inc. Darren Riddle	
Full Address				20210 142nd Ave NE Woodinville, WA 98072		PO Box 13649 Mill Creek, WA 98012	
Phone Number				(425) 892-9539		(425) 512-7099 x 2112	
E-mail				tabbott@ldccorp.com		darren@pcsurveys.net	

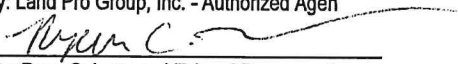
PROJECT DETAILS		
Project / Plat Name	Stewart Townhomes	
Total Number of Proposed Lots	18	
Total Number of Proposed Units	18	
By Dwelling / Use Type	Single Family	
	Duplex	
	Townhouse	3 bldgs - six units each
	Multi-Family	
	Other	
By Non-Residential Use Type	Commercial	
	Industrial	
	Other	
Has this property been subdivided, or has application for subdivision been made, within the last 5 years?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, Provide Applicant Name & Plat Name		
Stewart - 3 lot short plan		
FINAL PLAT APPLICATION ONLY		
Date Preliminary Plat Approved	September 18, 2020	
Improvements have been:	<input checked="" type="checkbox"/> Built <input type="checkbox"/> Bonded <input type="checkbox"/> Some Built, Some Bonded <input type="checkbox"/> Other:	
FOREST PRACTICE (For Clearing >10,000sf) AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)		
Associated Land Use Permit No		
Number of Significant Trees to be Harvested		
Total Acreage to be Harvested		
Is there a Current Development Moratorium on the Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of Forest Land Conversion	<input type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____	
Significant Tree Mitigation Options (A, B, or C)		
Will Significant Trees be Removed During any Phase of this Proposed Project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If, no, then no mitigation is required)	
A) Number of Trees to be Replanted On-Site (3:1 Ratio)	7	
<u>OR</u> Date Completed	(For Agency Use Only)	
B) Number of Trees to be Replanted Off-Site (3:1 Ratio)	21	
<u>OR</u> Date Completed	(For Agency Use Only)	
C) Tree Mitigation In-Lieu Fee	(# of Harvested Trees) ____ X (3) X (Tree Cost) = ____	
Date Paid		
Receipt No		

SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)	
Will this Proposal be a Substantial Development as Defined in AMC §20.93?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Shoreline Environmental Designation (if yes)	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.	

APPLICANT CERTIFICATION

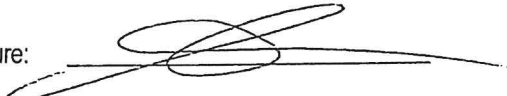
I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT Lake Stevens, Washington on this date: 5/3/22
Tic To, LLC
 By: Land Pro Group, Inc. - Authorized Agen
 Applicant's Signature: 
 By: Ryan C. Larsen - VP Land Devepment

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT Lake Stevens, Washington on this date: 5/3/22
 Owner's Signature: 

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

- 1) Name: _____ Signature: _____
 Address: _____ Phone: _____
- 2) Name: _____ Signature: _____
 Address: _____ Phone: _____